

City of Mississauga

Memorandum:

City Department and Agency Comments

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| Date Finalized: 2021-03-03 | File(s): A75.21 Ward: 4 |
| To: Committee of Adjustment | |
| From: Committee of Adjustment Coordinator | Meeting date:2021-03-11 1:00 PM |

Consolidated Recommendation

The City has no objections to the requested variances, subject to the following condition identified below.

Application Details

The applicant requests the Committee to approve a minor variance to permit a condominium proposing:

1. A minimum parking space width of 2.17m (approx. 7.12ft) whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.60m (approx. 8.53ft) in this instance;
2. A minimum parking space length of 4.95m (approx. 16.24ft) whereas By-law 0225-2007, as amended, requires a minimum parking space length of 5.20m (approx. 17.16ft) in this instance; and
3. A minimum parking space width partially obstructed on one side of 2.44m (approx. 8.01ft) whereas By-law 0225-2007, as amended, requires a minimum width parking space width partially obstructed on one side of 2.75m (approx. 9.02ft) in this instance.

Recommended Conditions and Terms

Should the committee see merit in this application, Planning Staff recommend supporting the requested parking variances subject to the following condition:

- The applicant shall include a warning clause in Condominium Declaration to advise owners and potential purchasers of units 21 and visitor parking 29, 30, 33 on Level A, units 33, 65, 78, 106, 107 on Level B, and units 34 and 66 on Level C of the size deficiency. The applicant shall register on title a warning clause identifying the parking spaces that are substandard in size.

Background

Property Address: 349 Rathburn Road West

Mississauga Official Plan

Character Area: Downtown Core

Designation: Downtown Mixed Use

Zoning By-law 0225-2007

Zoning: CC2-2

Other Applications: SP 13-137

BP 16-4285

A19/10, A405/11, A209/13, A500/16

Site and Area Context

The subject property is currently under construction and located north-west of the Rathburn Rd W. and Confederation Pkwy intersection. The subject property is an interior parcel with a lot area of +/- 5,686.91m² and a lot frontage of +/- 33.00m and processes no vegetation or landscape elements. From a land-use perspective, the immediate neighbourhood is exclusively residential uses including low and high density residential with minimal vegetation and landscape elements kept to the periphery of the properties.

The applicant has proposed a condominium that requires variances for width and length of parking spaces.



required whereas the applicant is requesting 4.95m for unit 66 and; a parking space width of 2.75 is required whereas the applicant has requested 2.44m for the same unit. The applicant has proposed a reduction in parking space width of 2.17m whereas 2.60 is permitted for visitor parking space number 30. The applicant has also proposed reduced widths and lengths for additional parking spaces throughout levels A, B and C of the below grade parking structure. The proposed size reduction limits the serviceability and availability of spaces to smaller more compact vehicles. In this instance, planning staff require the applicant include a warning clause within Condominium Declaration to advise owners and potential purchasers of units 21 and visitor parking 29, 30, 33 on Level A, units 33, 65, 78, 106, 107 on Level B, and units 34 and 66 on Level C of the size deficiency. The applicant shall register on title a warning clause identifying the parking spaces that are substandard in size and shall notify the owner and/or purchaser(s) affected by the reduction.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

The proposed parking size reduction limits the identified parking spaces to small and compact vehicles. Planning staff have determined the proposal can be supported subject to the conditions of a warning clause being included in the Condominium Declaration, the registration of the warning clause on title and notifying the owner(s)/ or purchaser(s) affected. Staff finds the proposal represents the orderly development of the lands, and is minor in nature.

Conclusion

Based upon the preceding information, Planning Staff have no objection to the approval of this application, subject to the condition noted above.

Comments Prepared by: Brooke Herczeg, RPP Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 75/21.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brian Bonner, Zoning Examiner

Appendix 5 – Region of Peel Comments

We have no comments or objections to the following applications:

Minor Variance Applications: A-48/21, A-58/21, A-69/21, A-72/21, A-73/21, A-75/21, A-76/21, A-77/21, A-78/21, A-79/21, A-80/21, A-81/21.

Comments Prepared by: Diana Guida, Junior Planner